

Staff Comments
For
DESIGN REVIEW BOARD
April 18, 2016

1963 Savannah Highway:

Staff Comments:

Positive Features:

1. Considering the constraints of a long narrow site, the site plan works well. The emphasis placed on the arrival court with the contrasting paving materials, strong pedestrian site entry and holding the street edge with a masonry wall all help the building properly address the street. The enclosure of the pool area with the cast stone wall helps to provide separation from the vehicular use areas but is not so tall as to be confining.
2. Utilizing the street front site wall for site signage is a good move.
3. The clean simple design of the porte-cochere is much lighter and more in keeping with the building design.
4. The addition of ground floor windows to the right of the front entry is a great improvement.
5. The rear entrance to the building has improved with the redesign of the canopy.
6. Encompassing the front façade windows into the field of stone veneer is an improvement.
7. The parking lot fixtures chosen seem to work well with the building's architecture.

Issues to Study:

1. In lieu of the many wall and column mounted light fixtures, further study solutions to more subtly light the pool courtyard.
2. It appears that a portion of the inside of the trash enclosure wall will be exposed above the gates. Either increase the height of the gates or use a brick veneer inside the enclosure.
3. The heights of the glass hyphens on all elevations seem to vary slightly. Choose one uniform height.
4. Further study the placement, design and size of the building mounted signs. Their placement is more in keeping with an interstate location. If placed this high, they should read more subtle. Lighting should be limited to reverse channel letters.
5. Provide more information on the site wall mounted signage.

Staff Recommendation: Preliminary approval with the above referenced conditions.

1401 Sam Rittenberg Boulevard:

Staff Comments:

Positive Features:

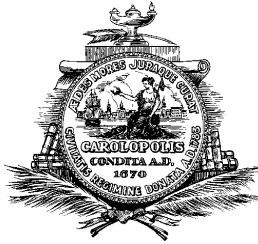
1. The building is sited in a way that it properly addresses the street.
2. The architectural direction is strong based on the building's clean simple design.

Issues to Study:

1. The building's Sam Rittenberg elevation reads more as the back of the building. Either reverse the front and rear elevations or have the Sam Rittenberg elevation mimic the parking lot elevation.

2. In laying out the bay widths of the units, design them in such a way that the back of house functions can be located along the interior walls to help prevent closing off of windows along Sam Rittenberg.
3. If possible, introduce more glazing on the side elevations. If not, introduce a grid trellis system to help infill the recesses completely with trailing vines.
4. The wall signage would be more successful as canopy signage. Study using stand up letters on top of the canopies.
5. Further develop the rear of the site. Currently its design lacks a strong concept.
6. The sidewalk immediately adjacent to the face of the building on the Sam Rittenberg side of the building is too narrow and diminutive. In lieu of creating a parallel sidewalk scenario, study combining the two into one substantial sidewalk/plaza. Also, introduce street trees along Sam Rittenberg.

Staff Recommendation: Conceptual approval with the above referenced conditions.



MEMBERS PRESENT: BILL MARSHALL, KRISTEN KRAUSE, JOHN TARKANY, MICHELLE SMITH,
DAVID THOMPSON

STAFF PRESENT: BILL TURNER

CLERK: PEGGY JORDAN

AGENDA

DESIGN REVIEW BOARD

APRIL 18, 2016

5:00 P.M.

2 GEORGE STREET

1. 1963 Savannah Highway – TMS# 350-05-00-045

App. No. 164-18-1

Request Preliminary approval for new construction of a hotel as per documentation submitted.

Owner: Palasis Hospitality
Applicant: R4 Architecture
Neighborhood/Area: Dupont/West Ashley

MOTION: Preliminary approval – address staff comments #1-5; restudy conflict between trees and parking lot fixtures; introduce tree planting along Savannah Highway following established pattern; use a more solid material such as metal panels with hyphens not comprised of vision glass; provide an on-site sample panel for Board review.

MADE BY: D.Thompson SECOND: M.Smith VOTE: FOR 5 AGAINST 0

2. 1401 Sam Rittenberg Boulevard – TMS# 352-11-00-101 (a portion of)

App. No. 164-18-2

Request Conceptual approval for new construction of a retail building as per documentation submitted.

Owner: Faison- Ashley Landing, LLC
Applicant: Adams and Wilson Development
Neighborhood/Area: Ashley Town Landing/West Ashley

MOTION: Conceptual approval – further refine building details with next submittal; continue to refine plaza design based on potential use; provide a roof plan/wall sections to demonstrate roof drainage; increase sidewalk width along Sam Rittenburg Boulevard; develop a demising wall strategy to accommodate double storefronts.

MADE BY: D.Thompson SECOND: J.Tarkany VOTE: FOR 5 AGAINST 0

Files containing information pertinent to the above applications are available for public review at the Department of Planning, Preservation and Sustainability, 2 George Street, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays.

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to three business days prior to the meeting.